PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we Kenneth H. Hiebler Jr & legal owner Sof the property situate is caltimore County and which is described in the description and plat attached hereto and mad. a put hereof, hereby petition for a Variance from Section 400.1 to permit an accessary structure (swimming pool) to be located in the front yard in lieu of the required rear yard. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Because there is not enough room in the rear yara.

Property is to be posted and advertised as prescribed by Zoning Regulations. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this 1, and further agree to and are to be bound by the zoning regulations and restrictions of Baling re County adopted pursuant to the Zoning Law For Baltimore County Catorsville, MD. 21228 Protestant's Attorney Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this_______22nd____day of July , 197 80 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the ______day of ____September ____, 19x 80 at 0.30 o'clock

BALTIMORE & COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 4, 1980

RE: Item No. 17

Variance Petition

Petitioner - Kenneth Hiebler, Jr. et ux

CCUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Bureau of

Development

Health Department

Project Planning

Building Department

Board : * Education

Zoning Administration

Mr. & Mrs. Kenneth Hiebler, Jr. 503 Valcour Road Nicholas B. Cormodari

Baltimore, Maryland 21228

Engincering Dear Mr. & Mrs. Hiebler: Department of

> The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the mmittee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Zoning Flans Advisory Committee

NBC:bac

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.

September 8, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #17 (1980-1981) Property Owner: Kenneth H. & Nancy E. Hiebler, Jr. E/S Valcour Rd. 81.88' N. of Woodsdale Rd. Acres: 100 x 120 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

This property comprises Lots 41 through 45, Block 15, of the recorded plat of "Catonsville Heights", W.P.C. 6, Folio 178, and an additional parcel of land easterly thereof 🔊

Highways:

Valcour Road (formerly Virginia Place), an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #17 (1980-1981) Property Owner: Kenneth H. & Nancy E. Hiebler, Jr. September 8, 1980

Water and Sanitary Sewer:

Public 8-inch water main and 8-inch public sanitary sewerage exist in Valcour Road.

The nearest fire hydrant is located, northeasterly from this property, on Ingleside Avenue.

> Very truly yours, ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Wimbley W. Munchel

H-NE Key Sheet 6 & 7 SW 23 Pos. Sheets SW 2 F Topo 101 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

JOHN D. SEYFFERT DIRECTOR

August 25, 1980

Mr. William "ammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #17, Zoning Advisory Committee Meeting, July 22, 1980, are as follows:

Property Owner: Kenneth H and Nancy E. Hiebler Jr. Location: E/S Valcour Road 81.88' N. of Woodsdale Road Acres: 100 x 120 District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

John L. Wimbley/RH Planner III

Current Planning and Development

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

August 11, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

/ The Department of Traffic Engineering by no comments on Items 15, 16, 17, and 18 of the Zoning Advisory Committee Meeting of July 22, 1980.

> Michael S. Flanigan Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

July 27, 1980

Mr. William R. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #17, Zoning Advisory Committee Meeting of July 22, 1980, are as follows:

Kenneth H. & Nancy E. Hiebler Jr.

Property Owner: Location: Existing Zoning: Proposed Zoming:

E/S Valcour Road 81.88 N. of Woodsdale Road Variance to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard,

100 X 120 Acres: Distríct:

Metropolitan water and sewer exist, therefore, no health hazards are anticipated.

Very truly yours,

BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), . . Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October ... 1980, that the herein Petition for Variance to permit an accessory structure, an aboveground swimming pool, to be located in the front Ward in lieu of the required rear yard, in accordance with the site plan filed hereprepared by General Surveying Company, should be and the same is GRANTED, al after the date of this Order, subject, however, to the following restric-

- 1. Prior to any construction, a building permit for the proposed aboveground swimming pool shall be obtained.
- 2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19___, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

1

BALTIMORE COUNTY
FIRE DEPARTMENT FIRE DEPARTMENT TOWSON, MARYLAND 21204

PAUL H. REINCKE CHILF

September 4, 1980

Mr. William dammc.d Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Kenneth H. & Nancy E. Hiebler Jr.

E/S Valcour Road 81.88' N. of Woodsdale Road Location:

Item No.:

Zoning Agenda: Meeting of 7/22/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 3. The vehicle dead and condition shown at

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Cest 1 0017 (11, 9-5-50 Approved: LOUGE M Weight PIRE PREVENTION BUREAU SPECIAL INSPECTION DIVISION

BALTIMOT COUNTY
DEPARTMENT OF PERMITS G LICENSES TOWSON, MARYLAND 21204 494-3610

TED ZALESKI, JR. DIRECTOR

August 11, 1980

Mr. William E. Hammond, Zoning Commissioner

Comments on Item #17 Zoning Advisory Committee Meeting, July 22, 1980

Property Owner: Kenneth H & Nancy E. Hiebler, Jr.
Location: E/S Valcour Road 81.88' N. of Woodsdale Road

Proposed Zoning: Variance to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard.

lst

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978,
- X B. A building/_____permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal MAY DO required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction
- F. Requested variance conflicts with the Baltimore County Building Code,
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments Section 429.0 Building Code A swimming pole wall shall not be within 6'-0 of an interior lct line.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

> Charlo & Sumbon Charles E. Burnham, Chief

September 4, 1980

RES PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER E/S of Valcour Rd., 81.881 N of Woodsdale Rd., 1st District OF BALTIMORE COUNTY

KENNETH H. HIEBLER, JR., Case No. 81-52-A et ux, Petitioners

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House

Towson, Maryland 21204

494-2188

I HEREBY CERTIFY that on this 3rd day of September, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. Kenneth H. Hiebler, Jr., 503 Valcour Road, Catonsville, Maryland 21228, Petitioners.

BALTIMORF COUNTY
OFFICE OF FLATINING & ZONING TOWSON MARKEAND 21204
494-3353 WILLIAM E. HAMMOND ZONING COMMISSIONER

October 10, 1980

Mr. & Mrs. Kenneth H. Hiebler, Jr. 503 Valcour Road Baltimore, Maryland 21228

> RE: Petition for Variance E/S of Valcour Road, 81.88' N of Woodsdale Road - 1st Election Kenneth H. Hiebler, Jr., et ux -

Petitioners NO. 81-52-A (Item No. 17)

Dear Mr. & Mrs. Hiebler:

I have this date passed my Order in the above referenced matter in accordance with the attached.

WILLIAM E. HAMMOND

. Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

20NiNG: Pention for Verlance for an accusion: structure LOGATION: East side of Valcour Road, 51 86 feet North of Woods-ride Road. Road, 81 88 feet North of Woods-dale Road

DATE & TIMC: Tuesday, Seplember 16, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapsake Avenue, Towson,
Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zuning Act and Regulations of Baltimore County, will hope the Zuning Act and Regulations in the Zuning Act and Regulations in the Zuning Act and Regulations in the Zuning Act and Regulations are seemed as ecosed in the front yard in lieu of the required rear yard.

The Zoning Regulation to be excepted as follows:

Section 406.1 - Accessory Brunches All that percel of land in the First District of Baltimore County
Beginning at a point on the east side of Velour Road, 81.82 feet north of Woodpante Road and running north 9° 32′ west 100′; thence east 120′; thence north 8° 32′ west 56.13′; thence south 58° 6° east 101.40′; thence south 58° 16′ west 101.40′; thence south 58° 16′ west 105.45′; thence north 6° 32′ west 7.07′; thence south west 120′ west to the beginning point.

Also known as 809 Velour Road. Road.
Being the property of Kenneth
H. Hiebter, Jr., et ut. as shown on plat plan filled with the Zoning Deperment,
Hearing Deter Tusseley, September 16, 1980 at 9:36 A.M.
Public Nearing: Room 106,
County O'lice Building, 111 W.
Chesapel fix Avenue, Towson,
Mentered ZONING COMMISSIONE OF BALTIMORE COUNT

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE 1ST DISTRICT EAST SIDE OF VALCOUR ROAD

was inserted in the following:

☐ Arbutus Times

the 29th day of AUGUST 1980, that is to say, the same was inserted in the issues of

By Nancy Knowles

Office of 1C750 Little Patuxent Pkwy. Columbia, MD 21044

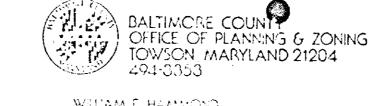
19

KX Catonsville Times

weekly newspapers published in Baltimore County, Maryland, once a week for ______successive weeks before

8/28/80

COLUMBIA PUBLISHING CORP.



WELIAM E HAMMOND ZOMING COMMISSIONER

CEB:rrj

Mr. & Mrs. Kenneth Hiebler, Jr. 503 Valcour Road Catonsville, Maryland 21228

> RE: Petition for Variance E/S Valcour Rd., 81.88' N of Woodsdale Road Case No. 81-52-A

Dear Mr. & Mrs. Kiebler:

This is to advise you that \$40.31 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

> WILLIAM E. HAMMOND Zoning Commissioner

WEH:sj

August 19, 1980

Mr. & Mrs. Kenneth H. Hiebler, Jr. 503 Valcour Road Catonsville, Maryland 21228

NOTICE OF HEARING

RE: Petition for Variance - E/S Valcour Rd., 81.88' N of Woodsdale Road - Case No. 81-52-A

TIME: 9:30 A.M.

DATE: Tuesday, September 16, 1980

TOWSON, MARYLAND

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

cc: Gold Seal Building & Supply Co., Inc. 414 Crain Highway, South Glen Burnie, Maryland 21061

BALTIMORE COUNTY, MARYAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond September 2, 1980 Zoning Commissioner

John D. Seyffert, Director Office of Planning and Zoning

SUBJECT Patition No. 24-52-A Item 17

Petition for Variance for an accessory structure East side of Valcour Road, 81.88 feet North of Woodsdale Road Petitioner- Kenneth H. Hiebler, Jr.

First District

HEARING: Tuesday, September 16, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

ZONING: Petition for Variance for

an accessory structure
LOCATION: Fast side of Valcour
Road, 81.88 feet North of Woodsdate Road
DATE & TIME: Tuesday, September 16, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeaka Avenue, Towson,
Maryland

timore County, by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public

beginning point.
Also known as 503 Valcour Road

ber 16, 1980 at 3:30 a.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesspeaks Avenue, Towson, Md. 21204.
By Order Of
WILLIAM E. HAMMOND,
Towns Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 28 , 19.80 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., xxxxxinxxxin day of _____September____, 1980_, the first publication appearing on the ___ 28th____day of ___ August_____ 19_80_.

Cost of Advertisement, \$______

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204 Your Petition has been received this ${\mathscr I}$

William E. Hammond, Zoning Commissioner 181 & Vary Chieble Submitted by Petitioner's Attorney

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

LEGAL DESCRIPTION

Beginning at a point on the east side of Valcour Road, 81.88 feet rorth of Woodsdale Road and running north 90 32' west 100'; thence east 120'; thence north 9° 32' west 36.13'; thence south 56° 56' east 101.40'; thence south 33° 19' west 105.45'; thence north 55° 14' west 4'; thence north 9° 32' we st 7-07'; thence south west 120' west to the beginning

Also known as 503 Valcour Road.

PETITION	MAPPING			PROGRESS			SHEET			
FUNCTION	Wal date	Мар		inal		icate		cing	200	
Descriptions checked and outline plotted on map	Oole	by	date	<u>by</u>	date	_by	date	by	date	Ь
Petition number added to outline										
Denied				W						
Granted by ZC, BA, CC, CA										
Reviewed by:		And Annales of the Control of the Co			ed Pla e in ou		or desc	ripti	on	Yes
Previous case:									 ,	

BALTIMORE COLINTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE AUGUST 19, 1980ACCOUNT 01-662 AMOUNT \$25.00 RECEIVED Gold Seal Building & Supply Co., Inc. For. Filing Fee for Case No. 81-52-A FOR. 51-52-A	VALIDATION OR SIGNATURE OF CASHIER	FOR: Adv. & Posting for Case No. 81-52-A	PATE 9/15/80 ACCOUNT 01-662	BALTIMORE COUNTY, MARYLAND OFFICE OF HINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT
--	------------------------------------	--	-----------------------------	--

PETITION FOR VARIANCE

1st District

East side of Valcour Road, 81.88 feet North of Woodsdale Road

Petition for Variance for an accessory structure

Tuesday, September 11, 1980 at 9:30 A.M. DATE & TIME:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory Structure

LOCATION:

All that parcel of land in the First District of Baltimore County

Being the property of Kenneth H. Hiebler, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, optember 16, 1980 at 9:30 A.M.
Public Hearing: Room 1., County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

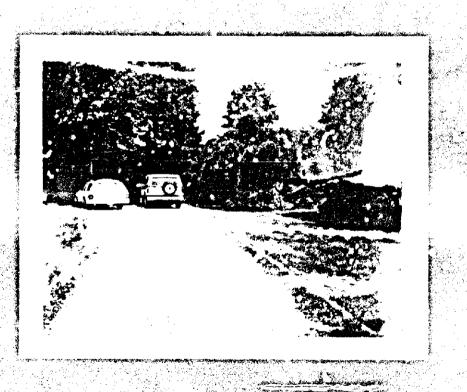
> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

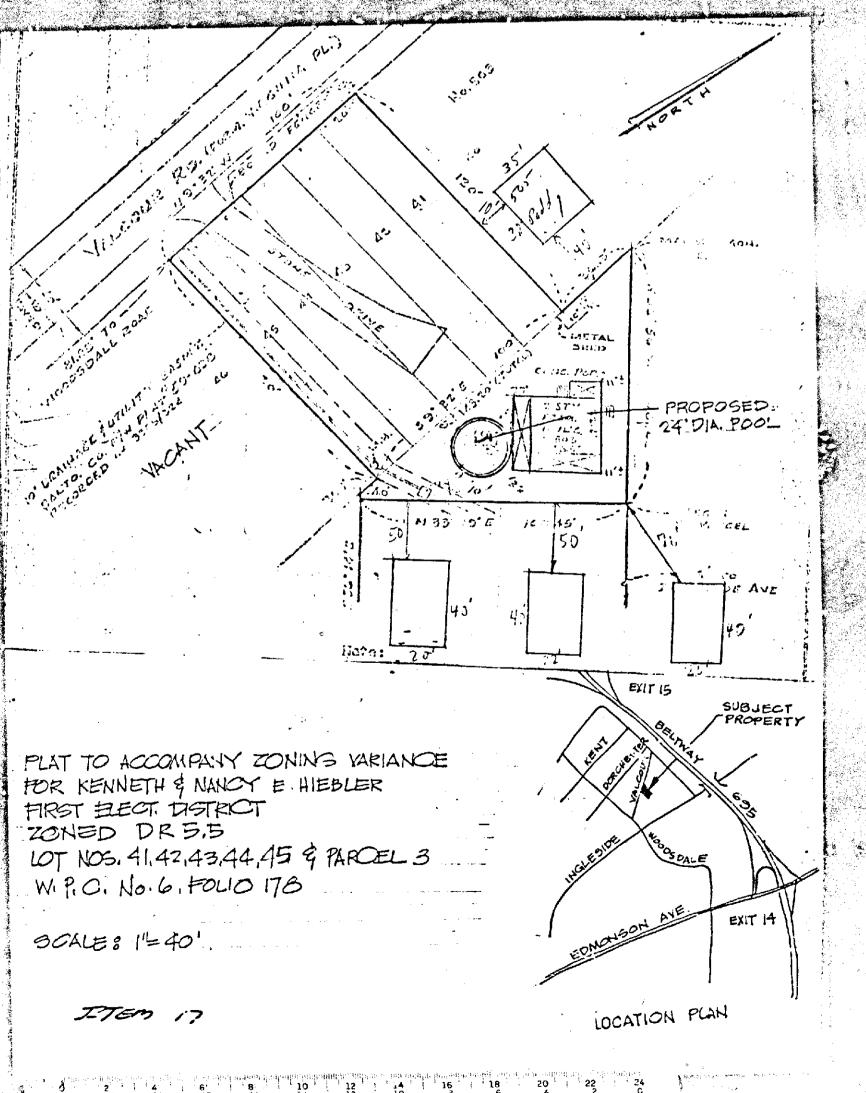
Mr. & Mrs. Konnoth Hisbler, Jr. 503 Valocur Road Maltimore, Md. 21223 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing this WILLIAM E. HAMMOND Zoning Commissioner Petitioner Konneth Hiebler, Jr. at we Chairman, Zoning Plans Advisory Committee 81-52-A CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting AUGUST 29, 1980 Posted for: PETITION FOR VARIANCE Petitioner: Kenneth H. Hiebler JR., et ux Location of property: E/S VALCOUR Rd., 81.88' N WOODSDALE Rd. Location of Signs: FRONT 503 VALCOUR Rd.

return Se AT. 5 1980

Posted by Thomas L. Roland

Number of Signs: ONE





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